

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to you that the Planning Commission of the City of Carlsbad will hold a public hearing at the Council Chambers, 1200 Carlsbad Village Drive, Carlsbad, California, at 6:00 p.m. on Wednesday, **November 6, 2013**, to consider a request for the following:

CASE NAME: CDP 13-10 – GARFIELD BEACH RESIDENCE

PUBLISH DATE: October 25, 2013

DESCRIPTION: Request for approval of a Coastal Development Permit to allow for the demolition of an existing two-unit residential apartment building and the construction of a new 3,156 square foot single family residence and attached two car garage within the City's Coastal Zone located at 2637 Garfield Street between Cypress Avenue and Beech Avenue, in the Mello II Segment of the Local Coastal Program and within Local Facilities Management Zone 1. The City Planner has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents pursuant to Sections 15301(l)(2) demolition of a duplex or similar multi-family residential structure and 15303 (a) construction of a single family residence of the state CEQA Guidelines.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing and provide the decision makers with any oral or written comments they may have regarding the project. Copies of the staff report will be available online at http://carlsbad.granicus.com/ViewPublisher.php?view_id=6 on or after the Friday prior to the hearing date.

If you have any questions, or would like to be notified of the decision, please contact Greg Fisher in the Planning Division at (760) 602-4629, Monday through Thursday 7:30 a.m. to 5:30 p.m., Friday 8:00 a.m. to 5:00 p.m. at 1635 Faraday Avenue, Carlsbad, California 92008.

APPEALS

The time within which you may judicially challenge these projects, if approved, is established by State law and/or city ordinance, and is very short. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad at or prior to the public hearing.

- ☐ **Appeals to the City Council:** Where the decision is appealable to the City Council, appeals must be filed in writing within ten (10) calendar days after a decision by the Planning Commission.
- ☐ **Coastal Commission Appealable Project:**
 - ☒ This site is not located within the Coastal Zone Appealable Area.
 - ☒ Application deemed complete: 9/17/2013

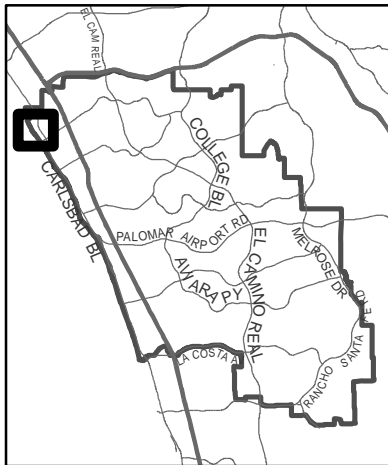
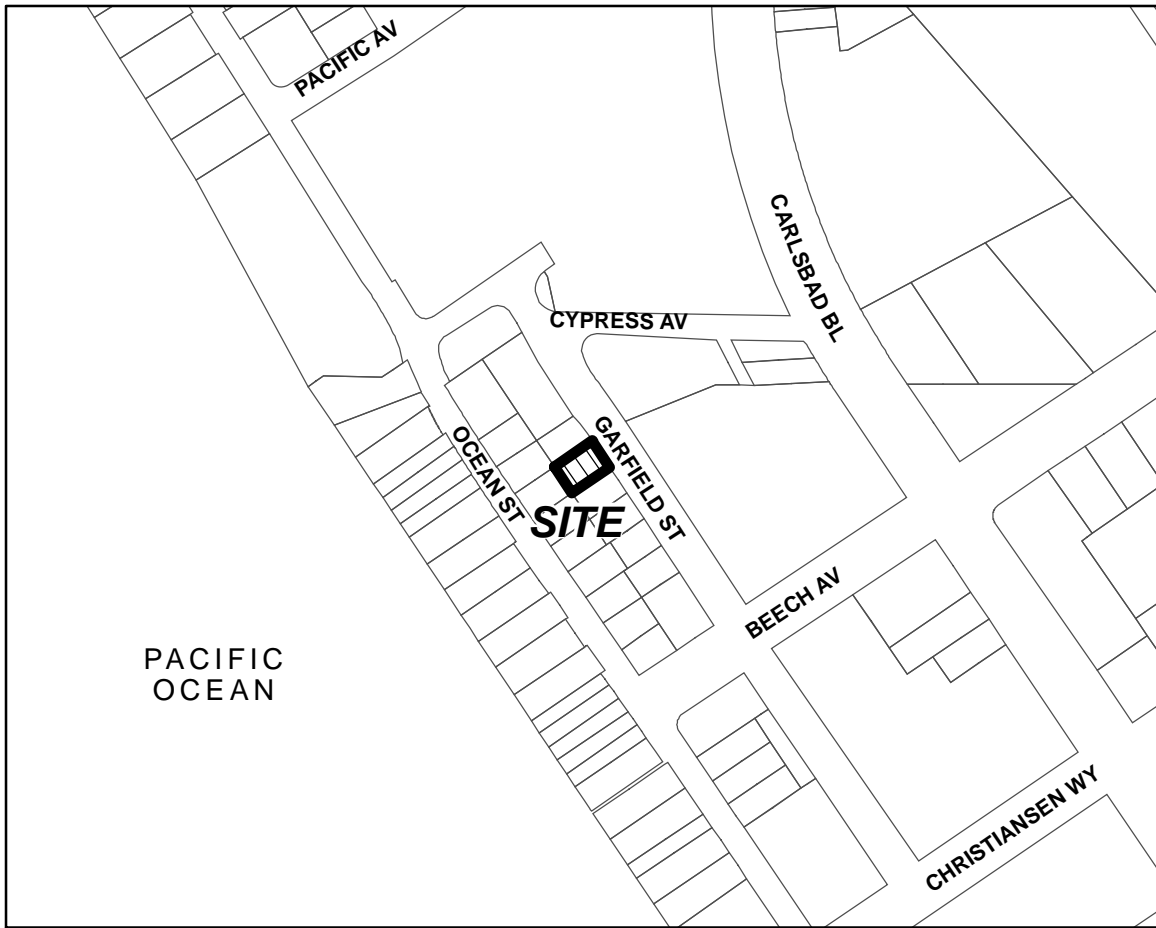
Where the decision is appealable to the Coastal Commission, appeals must be filed with the Coastal Commission within ten (10) working days after the Coastal Commission has received a Notice of Final Action from the City of Carlsbad. Applicants will be notified by the Coastal Commission of the date that their appeal period will conclude. The San Diego office of the Coastal Commission is located at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402.

CITY OF CARLSBAD
PLANNING DIVISION

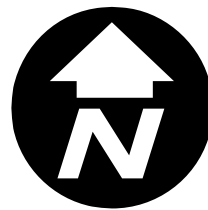


Planning Division

1635 Faraday Ave. | Carlsbad, CA 92008 | 760-602-4600 | 760-602-8558 fax



SITE MAP



NOT TO SCALE

Garfield Beach Residence

CDP 13-10